

## 2 KUĆE S VELIKIM IMANJEM NA RUBNOM DIJELU MJESTA, Vrsar, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	2 KUĆE S VELIKIM IMANJEM NA RUBNOM DIJELU MJESTA
Property for:	Sale
House type:	detached
Property area:	359 m <sup>2</sup>
Lot Size:	9632 m <sup>2</sup>
Bedrooms:	10
Price:	935,000.00 €
Updated:	Oct 29, 2024

### Condition

Last renovation:	2019
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Vrsar
City area:	Vrsar
ZIP code:	52450

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	6
Covered parking space:	yes

## Description

Description:

SVETI LOVREČ, ISTRIA - extremely rare on the market, a large estate with 2 houses. We are selling a spacious property with a total area of 9,632 m<sup>2</sup>, located in a quiet neighborhood, offering its owners a sense of privacy and exclusivity. The heart of this oasis are two houses with a total square footage of 359 m<sup>2</sup>, creating a harmonious and functional home. HOUSE No.1: In nature, it is a semi-detached house, with a total square footage of 217 m<sup>2</sup>, representing Istrian antiquity that needs refreshment and complete adaptation. With a beautiful garden and yard on both sides of the house, after adaptation it can be the main house where all activities would take place. HOUSE No. 2: Located on the same property, it comprises 142 m<sup>2</sup> of living space and is used as a holiday home. An extremely good booking, with regular guests, is automatically taken over by purchasing the property. It consists of a spacious living room, a functional kitchen and 4 comfortable bedrooms on the first floor. This house provides additional space for flexibility and adaptation to the different needs of the family, and can also serve as a guest house for the accommodation of relatives and friends. BACKYARD: Gardens, landscaped paths and green areas around both houses create a picturesque environment. Future owners have the option of creating their own little paradise by adding additional facilities, such as a garden, swimming pool or recreational areas. Considering the size of the property, there is room for various activities and hobbies that will satisfy the tastes of all family members. POSSIBILITIES: The property can have extremely high potential for creating a very profitable business of wedding organization on an idyllic Istrian estate. With its spaciousness, the contents it offers and the communication of the facilities, it can become a very good investment for a buyer who recognizes its legal values. The organization of weddings in Istria is extremely popular in such locations, and almost all locations are sold out a year or two in advance. If someone told you, "you missed the chance of a lifetime", would you remain indifferent? So don't miss the opportunity to build a profitable business and increase your income. For a viewing and a pleasant experience of buying real estate, contact me: FILIP MARIĆ Authorized agent GSM: +385 91/335-5350 [filip.maric@dogma-nekretnine.com](mailto:filip.maric@dogma-nekretnine.com) ID CODE: IS1510446

## Additional contact info

Reference Number: 672262  
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